PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40848
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William D. Eddings Rolinda K. Eddings 130 Harpeth Valley Road Nashville, Tennessee 37221	Home Mortgage, Inc. 305 Turnberry Circle Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 127-12-017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 169000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tom H. Yarbrough and spouse, Peggy S. Yarbrough,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William D. Eddings and spouse, Rolinda K. Eddings,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 62 on the Plan of Bellevue Manor of record in Plat Book 3600, pages 32 and 33, said Register's Office.

SAID Lot No. 62 fronts 151.24 feet on the southeasterly margin of Harpeth Valley Road and extends back 337.74 feet on the southwesterly line and 181.59 feet on the northeasterly line to a dead line in the rear, measuring 217.38 feet thereon.

BEING the same property conveyed to Tom H. Yarbrough and wife, Peggy S. Yarbrough, by deed from Clarence Siegrist and wife, Bertha M. Siegrist, of record in Book 4214, page 203, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Plat Book 3600, pages 32 and 33, said Register's Office which shows an Owner's Certificate, a 40 foot minimum building setback line from Harpeth Valley Road and a 10 foot easement for public utility purposes along the northeasterly and rear line of said lot.

This is improved property, known as: 130 Harpeth Valley Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

1.00 04.00 0101 CHECK 636-30

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of April, 1999.

Tom H. Yarbrough
Tom H. Yarbrough

Peggy S. Yarbrough
Peggy S. Yarbrough

BOOK 11452 PG. 48

State of Tennessee
County of Davidson

On this 23rd day of April, 1999, before me the undersigned authority, personally appeared **Tom H. Yarbrough** and **Peggy S. Yarbrough**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 169000.00

Affiant

Sworn and subscribed before me on the 23rd day of April, 1999.

Notary Public

My Commission Expires: 6/8/2001

DEBRA D. BARNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05798777

IDENTIFICATION REFERENCE

99 APR 28 PM 3:41

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11452 PG. 49

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05799877

IDENTIFICATION REFERENCE

99 APR 28 PM 3:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	169000.00
CON TX	625.30
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	636.30
CHECK	636.30

04/28/99 01 15:43 0001 8527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478446